

# Land/Lot - Banning, CA



## 1999 N 8Th Street, Banning, CA, 92220

Offered at \$650,000

Ranch/ Agriculture Residential Hillside (RAR-H) (1 du/10 acres). This zoning district is assigned to lands in the foothills. Portions of the site exceeding 25% slope as well as the ridgelines are to be preserved as open space, but density may be transferred to developable areas. If a density transfer is applied, the maximum density for the developable lands shall be one dwelling unit per 5 acres. There is a recorded easement for the tower located on the property, and as part of the recorded easement it gives the owner of the tower easement a right of first refusal. In the event the tower owner does not exercise their option the new buyer would be responsible in taking over the requirements of the easement agreement. The tower lease is not included in the sale and can not be purchased. Potential to get one dwelling unit per 10 acre, and possibly do some clustering based on topography, etc. Per City of Banning

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
159.88 acres (lot size)
Built: Unknown year



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